

**LAWSON**  
Estate Agency...Only Better



**37 Bellflower Close, Moorland Reach, Plymouth**  
Plymouth

**£142,500**

Lawson are delighted to market this beautifully appointed first floor apartment in Roborough, just a short walk from all amenities and excellent transport links. The Property benefits from well maintained accommodation comprising a communal front door with an intercom into a communal hallway, carpeted stairs to the first floor landing and a private door inner door to the apartment; an L shaped hallway with large built in storage cupboard, intercom handset and a doorway to the lounge/dining room; a spacious room with a window to the rear elevation and French doors leading out to a south facing balcony, and an archway opening into the kitchen; which is fitted with a matching range of base and eye level storage cupboards with post formed work surfaces, electric oven, four burner hob, extractor fan, a wall mounted gas fired combination boiler, (approximately 12 months old), plumbing for a washing machine, space for a fridge freezer, a stainless steel sink drain unit with tiled splash backs and a window.

Bedroom one, is a spacious double with a window to the rear elevation. Bedroom two, a small double has a window to the front. The family bathroom is fitted with a matching white three piece suite comprising a panel enclosed bath with a direct feed shower unit over and mixer tap, low level WC, pedestal wash and basin with tiled splashbacks and a window to the rear elevation, built in storage cupboard.

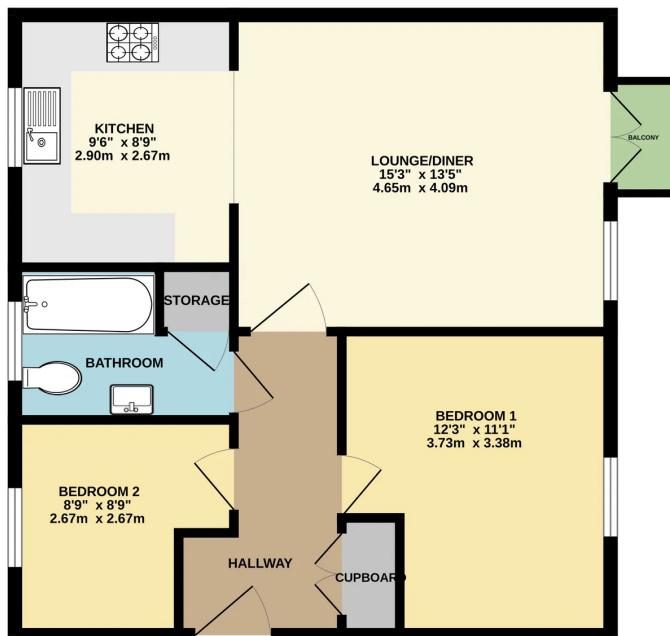
Externally, there's allocated parking for one vehicle. The property is held on a leasehold basis with approximately 106 years remaining, with a service charge of £1760 per annum and a ground rent of £200 per annum.

#### **PLYMOUTH**

Plymouth is a city with one of the largest natural harbours in the world. To the north is the Dartmoor National Park extending to over 300 square miles which provides excellent recreational facilities. Plymouth itself has a population of well over 250,000 and has a full range of shopping, educational and sporting facilities. There is a mainline train service to London Paddington and to Penzance in Cornwall. Brittany Ferries operates seasonal services from Plymouth to France and northern Spain.



## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The floorplan is a graphic representation of the property and has not been tested and no guarantee as to their operability or efficiency can be given.  
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## UTILITIES

Mains water, gas, electricity and mains drainage, mobile coverage good, broadband connection ADSL, FTTC.

## OUTGOINGS PLYMOUTH

We understand the property is in band 'B' for council tax purposes and the amount payable for the year 2025/2026 is £1808.67 (by internet enquiry with Plymouth City Council). These details are subject to change.

## ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

## FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

These Floorplans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Energy Performance Certificates are produced by an external source and Lawson do not accept responsibility for their accuracy. Copyright Lawson 2023.

## BUYERS INFORMATION

Due to the Money Laundering Regulations 2019, we are required to confirm the identity of all our prospective buyers. We therefore charge buyers an AML and administration fee of £60 including VAT for the transaction (not per person). We carry this out through a secure platform to protect your data. Please note we are unable to issue a memorandum of sale until the checks are complete. Lawson themselves on behalf for the sellers/landlords of this property whose agents they are given notice that:- (1) These particulars are set out as a general outline for the guidance of prospective buyers/tenants and shall not form the whole or any part of a contract. (2) All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be materially correct but any intending buyer/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employ of Lawson has any authority to make or give any representation or warranty at all about the property. (4) No responsibility can be accepted for any expenses incurred by a prospective buyer/tenant in inspecting this property if it is sold, let or withdrawn.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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